



Land off Cross Lane

Great Ouseburn, North Yorkshire

**Carter Jonas**

# Land off Cross Lane Great Ouseburn York North Yorkshire YO26 9RQ

An attractive parcel of productive grassland extending to approximately 5.98 acres.

The land at Cross Lane comprises a ring-fenced block of pasture extending in all to approximately 5.98 acres (2.42 ha) situated on the eastern fringe of Great Ouseburn.

The property is understood to be classified as Grade 3 under the Agricultural Land Classification and has historically grown combinable crops. Access is taken directly from the public highway known as Cross Lane.

## Method of Sale

The property is offered for sale as a whole or in two lots by private treaty.

## Tenure & Possession

The land is offered for sale freehold with vacant possession on completion.

## Services

The land benefits from a metered water supply.

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## Overage

The land is sold subject to the residual term of an overage provision terminating 18th October 2042 requiring the purchaser to pay 50% of any uplift generated following the siting or storage of caravans or mobile homes.

## Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, watercourses and other easements quasi or reputed easements and right of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

## VAT

Any guide prices quoted are exclusive of VAT, if applicable.

## Viewings

Parties are permitted to view the land on foot during reasonable daylight hours whilst in possession of these sales particulars. Please inform Carter Jonas that you intend to view the land - 01423 707835.

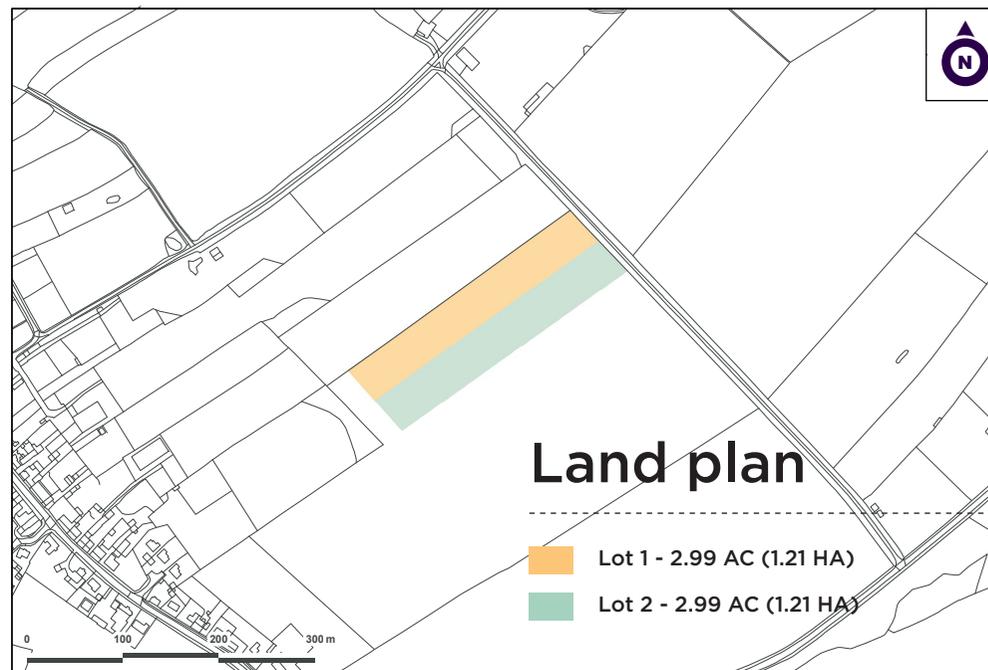
Please take care when inspecting the property and be as vigilant as possible for your own personal safety.

## Directions

From Great Ouseburn exit the village to the south taking the first left onto Boat Lane. Take the first left onto Cross Lane, the property is on your left after 0.3 miles.



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## Harrogate

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Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

## National Rural Agency

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18 Davies Street, Mayfair W1K 3DS

## Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



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